



2 Rutland Gables Tinwell Road, Stamford, PE9 2QQ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		70	78
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Welcome to this charming first-floor apartment located on Tinwell Road in the picturesque town of Stamford. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home. The apartment boasts a generous reception room, perfect for relaxing or entertaining guests.

One of the standout features of this property is its prime location. Situated close to the town centre, residents will enjoy easy access to a variety of shops, cafes, and amenities, all within a short stroll. Additionally, the apartment offers convenient access to the A1, making it an excellent choice for commuters.

The property also benefits from off-street parking for one vehicle, providing added convenience in this bustling area. With no chain involved, this apartment is ready for you to move in and make it your own without delay.

In summary, this first-floor apartment on Tinwell Road presents a wonderful opportunity for those looking to enjoy the vibrant lifestyle Stamford has to offer, combined with the comfort of a well-appointed home.

NO CHAIN

Offers In The Region Of £190,000 Leasehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Walking distance to the town centre
- Two bedrooms
- Lounge diner and study
- Allocated parking space
- NO CHAIN

- Spacious first floor apartment
- Own entrance
- Gas fired central heating
- Council Tax Band - C, EPC - C
- Upon purchasing the owner becomes joint owner of the freehold



ACCOMMODATION:

Entrance Hall 2.64m x 2.01m (8'8 x 6'7)

Lounge Diner
4.37m max, 3.96m min x 3.40m (14'4 max, 13' min x 11'2)

Kitchen
3.00m x 1.68m (9'10 x 5'6)

Study
3.38m max x 1.91m (11'1 max x 6'3)

Main Bedroom
4.32m x 2.21m (14'2 x 7'3)

Bedroom Two
3.30m max, 2.67m min x 2.18m (10'10 max, 8'9 min x 7'2)

Bathroom

FLOOR PLAN:



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io